057.0	0001	0002.A	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	435,000 / 435,000
					USE VALUE:	435,000 / 435,000
					ASSESSED:	435,000 / 435,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		BECK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECK ROAD LLC	
Owner 2:		
Owner 3:		
Street 1:	6 BECK RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	GERBRANDS RHODA LEE TR -
Owner 2:	-
Street 1:	215 WATER OAK LANE
Twn/City:	SARASOTA
St/Prov:	FL
Postal:	34237

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 2,419 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1950, having primarily Vinyl Exterior and 1430 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	2419.000	66,100		368,900	435,000
Total Card	0.056	66,100		368,900	435,000
Total Parcel	0.056	66,100		368,900	435,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.20 | /Parcel: 304.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

37560

GIS Ref

GIS Ref

Insp Date

11/23/18

!4857!

PREVIOUS ASSESSMENT

Parcel ID: 057.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	316	FV	66,100	0	2,419.	362,900	429,000	429,000	Year End Roll	12/18/2019
2019	316	FV	59,700	0	2,419.	338,700	398,400	398,400	Year End Roll	1/3/2019
2018	316	FV	59,700	0	2,419.	302,400	362,100	362,100	Year End Roll	12/20/2017
2017	316	FV	59,700	0	2,419.	266,100	325,800	325,800	Year End Roll	1/3/2017
2016	316	FV	72,100	0	2,419.	199,600	271,700	271,700	Year End	1/4/2016
2015	316	FV	66,000	0	2,419.	108,900	174,900	174,900	Year End Roll	12/11/2014
2014	316	FV	66,000	0	2,419.	108,900	174,900	174,900	Year End Roll	12/16/2013
2013	316	FV	66,000	0	2,419.	108,900	174,900	174,900		12/13/2012

PRINT

Date	Time
12/10/20	19:49:44

LAST REV

Date	Time
10/09/19	15:08:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4857

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERBRANDS RHODA	47282-154		4/14/2006		245,000	No	No		
	13792-568		9/17/1979			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2007	797	New Wind	18,000					
5/29/1996	217	Manual	200					SIGN
3/27/1996	83		1,000					REMODEL OFFICE

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2018	MEAS&NOTICE	PH	Patrick H
2/14/2017	I & E Return	EMK	Ellen K
3/13/2009	Meas/Inspect	197	PATRIOT
5/8/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	37560
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		2419		Sq. Ft.	Site		0	30.5	5.00	CA									368,898						368,900	

Total AC/HA:	0.05553	Total SF/SM:	2419	Parcel LUC:	316	Comm. Whs.	Prime NB Desc:	COMM AVG	
Total:	368,898	Spl Credit		Total:	368,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.88135588
Adj $ / SQ:	48.651
Other Features:	5500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	110128
Depreciation:	44051
Depreciated Total:	66077

COMMENTS

1950 / CAPONE CARPET+UPHOLSTERY CLEANING CO.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

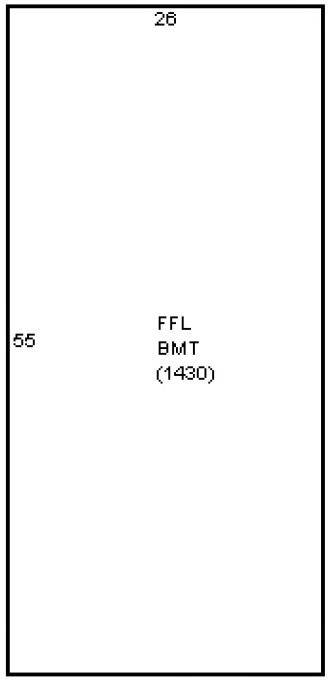
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	53.52
Special Features:	0	Val/Su Net:	23.11
Final Total:	66100	Val/Su SzAd	46.22

SKETCH



8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,430	14.600	20,871
FFL	First Floor	1,430	51.570	73,745

Net Sketched Area:	2,860	Total:	94,616
Size Ad	1430	Gross Are	2860	FinArea	1430
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

057.0-0001-0002.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	